

MEETINGS TO DATE 5
NO. OF REGULARS 4
NO. OF SPECIALS 1

LANCASTER, NEW YORK
FEBRUARY 16, 1983

A Special Meeting of the Town Board and the Planning Board of the Town of Lancaster, Erie County, New York, was held at the Town Hall at Lancaster, New York on the 15th day of February 1983, at 7:00 P.M. and there were

PRESENT: STANLEY JAY KEYSA, SUPERVISOR
RONALD A. CZAPLA, COUNCILMAN
ROBERT H. GIZA, COUNCILMAN
LEONARD E. GRZYBOWSKI, COUNCILMAN
DONALD E. KWAK, COUNCILMAN
MALCOLM J. FRANCIS, JR., CHAIRMAN, PLANNING BOARD
DONNA GUMULAK, MEMBER, PLANNING BOARD
BRIAN A. J. FAHEY, MEMBER, PLANNING BOARD
JOHN P. GOBER, MEMBER, PLANNING BOARD
GEORGE E. O'NEIL, MEMBER, PLANNING BOARD

ABSENT: ANTHONY FRANJOINE, MEMBER, PLANNING BOARD
MILDRED WHITTAKER, MEMBER, PLANNING BOARD

ALSO PRESENT: ELEANOR D. KUCHARSKI, DEPUTY TOWN CLERK
RICHARD BROX, TOWN PLANNING CONSULTANT
DOMINIC J. TERRANOVA, TOWN ATTORNEY
RICHARD J. SHERWOOD, DEPUTY TOWN ATTORNEY
ROBERT L. LANEY, BUILDING INSPECTOR

PURPOSE OF MEETING:

A joint meeting between the Town Board and the Planning Board of the Town of Lancaster was held to discuss the environmental considerations and impact of the proposed Belltower Village condominium complex, off Bowen Road near Broadway, within the Town of Lancaster.

The Deputy Town Attorney recommended to the Town Board and the Planning Board that a resolution be introduced amending the resolution adopted by the Town Board on January 31, 1983, designating the Town Board and three members of the Planning Board as a Municipal Review Committee.

At this time, Councilman Kwak offered a resolution which is hereinafter spread at length in these minutes, authorizing such designation.

The Supervisor, with the other Town Board members and Planning Board members, reviewed the "EAF Environmental Assessment - Part II, Project Impacts and Their Magnitude" and executed said document.

Councilman Kwak then introduced a resolution hereinafter spread at length in these minutes stating that the findings demonstrated there was no significant environmental impact as a result of the proposed project and further, that a Negative Declaration be published placing all parties and agencies on notice regarding the determination.

The Supervisor tabled further action on this project at this time and directed the Town Board members and Planning Board members to offer their comments and recommendations at the next Town Board meeting to be held on March 7, 1983.

THE FOLLOWING RESOLUTION WAS OFFERED
BY COUNCILMAN KWAK , WHO MOVED
ITS ADOPTION, SECONDED BY COUNCILMAN
GIZA , TO WIT:

WHEREAS, the Town Board of the Town of Lancaster has previously,
by resolution, designated the Town of Lancaster Planning Board as the
Municipal Review Committee (MRC) to review matters at the Town level, under
the State Environmental Quality Review Act (SEQRA) , and

WHEREAS, the Town Board desires to rescind that designation and
in place thereof designate the Town Board of the Town of Lancaster, together
with at least three (3) members of the Town of Lancaster Planning Board, to
act as the Municipal Review Committee under the State Environmental Quality
Review Act,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Lancaster hereby
rescinds its resolution of January 31, 1983, designating the Town of Lancaster
Planning Board as the Municipal Review Committee and does in place thereof
designate the Town Board of the Town of Lancaster, together with at least
three (3) members of the Town of Lancaster Planning Board, to act as the
Municipal Review Committee under the State Environmental Quality Review Act.

The question of the adoption of the foregoing resolution was duly
put to a vote on roll call which resulted as follows:

COUNCILMAN CZAPLA	WAS ABSENT
COUNCILMAN GIZA	VOTED YES
COUNCILMAN GRZYBOWSKI	VOTED YES
COUNCILMAN KWAK	VOTED YES
SUPERVISOR KEYSA	VOTED YES

The resolution was thereupon duly adopted.

February 16, 1983

NOTICE OF DETERMINATION:
NEGATIVE DECLARATION

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described project, which was a Type I action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY:

Town of Lancaster
21 Central Avenue
Lancaster, New York 14086
Richard J. Sherwood, Deputy Town Attorney
(716) 684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed project is a condominium development of 92 units to be connected to public utilities and was determined to be a Type I action under Section 617.12(b)(10) because of its contiguousness to a County-owned parkland (Erie County).

The location of the project is on the east side of Bowen Road, approximately 215 feet south of Broadway from the intersection of Bowen Road, in the Town of Lancaster, and encompasses approximately 7.5 \pm acres.


REASONS SUPPORTING DETERMINATION:

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of the Town Board of the Town of Lancaster together with at least three (3) members of the Town of Lancaster Planning Board, has found the project impacts to be as follows:

- (1) There will be a physical change to the project site but the change will be of small to moderate impact.
- (2) The project will have no impact on any body of water.
- (3) The project will not affect surface or ground water quality.
- (4) There will be an alteration in the pattern of the drainage flow on the site but his impact will be small to moderate in nature.
- (5) The project will not affect air quality.
- (6) The project will not impact on any threatened or endangered plant or animal species, and will have a small to moderate impact on non-endangered species.
- (7) There will be a small to moderate impact on the visual character of the neighborhood.
- (8) There will be no impact on any historic resources.

- (9) There will be no impact on the quantity or quality of open spaces or recreational opportunities.
- (10) There will be an impact on existing transportation systems of a small to moderate nature.
- (11) There will be no impact on energy sources or supplies.
- (12) There will be no objectionable odors, noise, glare, vibration or electrical disturbance as a result of this project.
- (13) There will be no impact on public health and safety.
- (14) The character of the existing community will not be impacted.
- (15) There is no objection to the project from within the community.

Signed


 Stanley Jay Keysa, Supervisor
 Town of Lancaster

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN GRZYBOWSKI	VOTED YES
COUNCILMAN KWAK	VOTED YES
SUPERVISOR KEYSA	VOTED YES
PLANNING BOARD MEMBER FRANCIS	VOTED YES
PLANNING BOARD MEMBER GUMULAK	VOTED YES
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD MEMBER FAHEY	VOTED YES

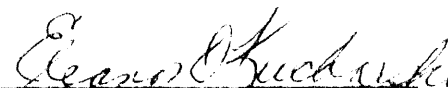
The Notice of Determination was thereupon unanimously adopted.

February 16, 1983

ADJOURNMENT:

ON MOTION OF COUNCILMAN KWAK, AND SECONDED BY THE ENTIRE TOWN BOARD AND CARRIED, the meeting was adjourned at 8:00 P.M.

Signed


 Eleanor D. Kucharski,
 Deputy Town Clerk